

PLANNING COMMISSION REPORT



MEETING DATE: July 13, 2005

ITEM NO. _____ GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT **Stoneman Trail - 9-ZN-2005**

REQUEST Request to rezone from Single Family Residential Environmentally Sensitive Lands (R1-190 ESL) to Single Family Residential Environmentally Sensitive Lands (R1-43 ESL) on a 20 +/- acre parcel located at 36180 N. Windmill Road (southwest corner of Windmill and Stagecoach Pass Roads).

Key Items for Consideration:

- Request conforms to General Plan's Rural Neighborhoods density range.
- Schools have capacity for the anticipated number of students.
- Developer responsible for infrastructure improvements.
- There is neighborhood opposition due to change in density.

Related Policies, References:

General Plan
Environmentally Sensitive Lands Ordinance

OWNER Grandview LLC
480-451-4740

APPLICANT CONTACT Lynne Lagarde
Earl, Curley & Lagarde
602-265-0094

LOCATION 36180 N Windmill Rd

BACKGROUND

Zoning.

The site is zoned R1-190 (Single-family residential) and ESL (Environmentally Sensitive Lands), which allow 190,000 square feet per lot with residential uses and development with sensitivity to the natural environment.

General Plan.

The General Plan Land Use Element designates the property as Rural Neighborhoods. This category includes areas of relatively large lot single-family neighborhoods. Densities in Rural Neighborhoods are usually one house per acre (or more) of land. Native desert vegetation predominates many areas and this is encouraged for preservation. Grading and site development generally needs to be carefully planned in order to maximize preservation of the natural features. Some areas have been developed in the County before annexation with 1-acre lots; and some areas with flatter terrain have equestrian uses.



The Rural Neighborhood land use designation corresponds to the R1-190, R1-130, R1-70, R1-43, and R1-35 zoning districts. The zoning district descriptions are:

R1-190 (Single-family residential 190,000 square feet per lot)

R1-130 (Single-family residential 130,000 square feet per lot)

R1-70 (Single-family residential 70,000 square feet per lot)

R1-43 (Single-family residential 43,000 square feet per lot)

R1-35 (Single-family residential 35,000 square feet per lot)

Context.

This site is located at the northern edge of Scottsdale, across the street from the Town of Carefree. In this area there are a few remaining undeveloped properties as well as developed subdivisions and individually developed lots.

	North	East	South	West
General Plan	Open Space (Town of Carefree)	Rural neighborhoods	Rural neighborhoods	Rural neighborhoods
Zoning*	Rural 70 (Town of Carefree)	R1-35 ESL	R1-43 ESL (HD)	R1-70 ESL
Land Use	Unimproved	Single-family residential	Unimproved	Single-family residential

Developed Land Use Density

See Attachment #5 for surrounding densities.

Goal/Purpose of Request.

This proposal is to change the zoning designation from R1-190 ESL to R1-43 ESL for the development of the 20-acre site with 13 single-family residential lots, resulting in a land use density of 0.65 units per acre. The existing zoning would allow 4 single-family residential lots.

In addition, the application contains a site plan that shows the proposed 13 lots with one street access from Windmill Drive. Right-of-way for perimeter streets will also be provided, including future access right-of-way for the parcel to the south.

The lotting plan demonstrates sensitive design in relation to the existing adjacent development. The lot lines are offset from the adjacent lot lines, and the building construction envelopes have been located as to minimize impacts on the existing residences view corridors. Along the perimeter of the site, the minimum setbacks are greater than the R1-43 ordinance requirements of 35-foot minimum rear setbacks and range from 40 feet to 90 feet in width. The existing R1-190 zoning requires a minimum 60-foot rear setback.

The site is traversed by an 1800's era military road/trail that has not been used for transportation proposes for many years. The military road has not been determined as historically significant. However, the applicant has agreed to provide a marker memorializing the military road location and the site design minimizes encroachment over the military road. The subdivision name

APPLICANT'S
PROPOSAL

“Stoneman Trail” will also maintain the history of this site. The Historic Preservation staff found that this approach is acceptable since none of the other parts of the old road have been preserved and the sign /name would provide some identification of the historic nature of the road.

Development information.

- *Existing Use:* Unimproved
- *Parcel Size:* 20 acres
- *Proposed No. of Lots:* 13
- *Density:* 0.65 units per acre
- *Proposed Lot Sizes:* 44,000 square feet to 106,800 square feet
- *Building Height Allowed:* 24 feet
- *Other:* Site Design includes greater perimeter setbacks compared to the proposed R1-43 zoning district minimum setback requirements (40 to 90 feet proposed compared to 35 feet rear and 20 feet side setback minimum requirements).

IMPACT ANALYSIS**Land Use.**

The General Plan offers a range of development density with its Rural Neighborhoods land use designation. This range of density includes the R1-43 zoning district development type. The applicant’s proposal is consistent with the General Plan’s policy to promote desert preservation and lower density land development.

Other policies that this proposal meets include:

“3. Encourage the transition of land uses from more intense regional and citywide activity areas to less intense activity areas within local neighborhoods.”

“5. Sensitively integrate land uses into the surrounding physical and natural environments, the neighborhood setting, and the neighborhood itself.”

This property is abutted by R1-35 (developed at 1 unit per acre) to the east and R1-70 (developed at 0.46 units per acre) to the west. The proposal with its R1-43 and 0.65 units per acre provides a transition in density.

The lotting plan and wider setbacks provide a sense of larger lots along the perimeter of the site.

Traffic.

The site is located on the southeast corner of Stagecoach Pass and Windmill Road (84th Street alignment). Stagecoach Pass is classified as a major collector street. This section of the street is currently constructed with one lane in each direction. Windmill Road was previously classified as a minor collector street in the 1991 Circulation Element, but this classification was removed with the 2003 Streets Master Plan. The east half of the street is constructed to a minor

collector half street. It currently functions as a local collector.

One private drive is proposed from Windmill Road, and no access will be provided to Stagecoach Pass. The proposed rezoning from R1-190 to R1-43 would result in an increase of 9 lots, from 4 lots to 13 lots. The daily trip generation would increase from an estimated 38 trips to 124 trips, a net increase of 86 trips. This proposal will not significantly affect the abutting or nearby streets and associated level of service for traffic volumes. The nearby streets have been planned and improved for this type of development impact.

Right-of-way has been stipulated along the southern boundary of the site to ensure that access is provided to the undeveloped lots to the south and southwest.

Infrastructure Development – Streets/Water/Sewer.

The developer is responsible for building infrastructure for this development, including streets, water, and sewer services. There are no anticipated impacts with this proposal.

Schools District.

The Cave Creek Unified School District has been notified of this application. The School District has responded that the anticipated number of students as a result of this development would be 1 student per elementary school, junior high school, and high school (a total of 3 students). The school district has adequate school capacity for this number of additional students.

Open space, scenic corridors.

The City's trails plan does not designate trails for any perimeter or interior portion of this site. The proposed site design and development intensity will preserve open space throughout the property, including along the existing wash corridors. The old military road/trail is not designated on any plan for trail or preservation designation.

ESL – Wash Corridors

This property has 2 wash corridors that are 50 cfs or greater washes. Preliminary drainage information shows the wash that bisects the northern quarter of the site, is a 52 cfs wash. The proposed lotting plan shows 3 lots in this area. Lot 10 does not appear to encroach into the wash. Lot 11 is proposed with a driveway wash crossing. Lot 12 is shown with its construction envelope crossing a section of this wash. The applicant has not proposed any wash modification – thus indicating that the wash will be maintained in its existing location/configuration but crossed with driveways/pedestrian ways typical of large lot residential development in the ESL area.

Also, the drainage information indicates that the wash which traverses the southeast corner of the site is a 60 cfs wash. This wash is to be crossed for access to Lot 4 with an individual site driveway. No wash modification is proposed at this wash location.

Community Involvement.

The applicant completed the requirements of Community Involvement, including posting of the project sign, mailing letters to property owners and Home Owner Associations within 750 feet of the site, holding an Open House meeting, and providing opportunities for additional developer/property owner meetings and discussions. (See Attachment #8 – Community Involvement)

Several comments have been received from nearby property owners and these include:

- Opposed to any change.
- Opposed to zone change to R1-35 (the proposal has since been amended to request R1-43).

Community Impact.

This proposal, if approved, would increase the allowable number of residential lots on this property. There are no impacts to infrastructure (water, sewer, roads).

STAFF
RECOMMENDATION

Recommended Approach:

Staff recommends approval, subject to the attached stipulations.

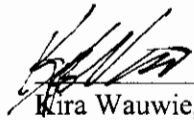
RESPONSIBLE
DEPT(S)

Planning and Development Services Department
Current Planning Services

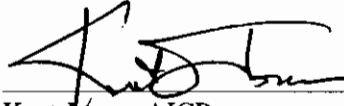
STAFF CONTACT(S)

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E-mail: kwauwie@ScottsdaleAZ.gov

APPROVED BY



Mira Wauwie, AICP
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Kurt Jones, AICP
Director, Current Planning

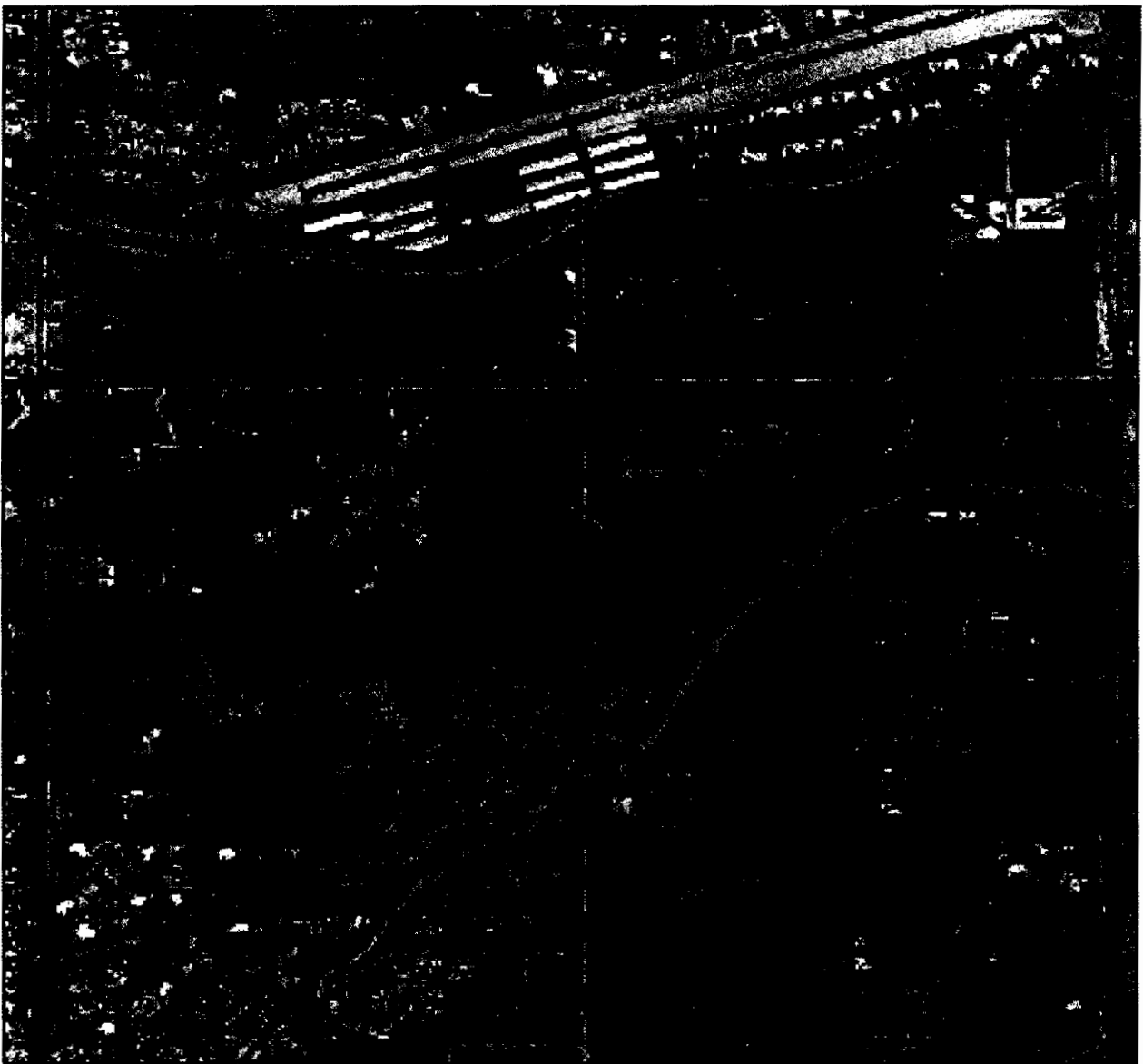
ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Land Use Map
4. Zoning Map
5. Surrounding Subdivision Density
6. Stipulations
7. Additional Information
8. Community Involvement
9. Correspondence
10. City Notification Map
11. Site Plan

STONEMAN TRAIL PROJECT NARRATIVE

9-ZN-2005

This is a request to rezone a 20 acre site at the southwest corner of Windmill and Stagecoach Pass Roads from R1-190 ESL to R1-43 ESL to allow the development of thirteen (13) acre-plus custom homesites. The property is surrounded by Rural-70 and Rural-43 ESL to the north, R1-35 ESL to the east, R1-43 ESL to the south, and R1-70 ESL to the west. This is one of a handful of remaining undeveloped vacant parcels in the area which have not been rezoned for either one (1) per acre or one (1) per two acre homesites. The existing R1-190 ESL zoning is inconsistent with the pattern of development in the area and not in character with surrounding residential subdivisions. The proposed R1-43 ESL development includes homesites ranging from approximately 43,000 square feet to over 100,000 square feet with a density of only .65 homes per acre, and thus provides an ideal transition from the surrounding R1-35 ESL and R1-43 ESL zoning and development to the R1-70 ESL subdivision on the immediate west.



ATTACHMENT #1

Rural Residential as it would result in a development of only 13 lots on 20 acres, again, less than one (1) du/ac. The proposed conceptual plan for the property meets all NAOS and other ESLO requirements as well as the overriding ESLO goal of minimizing impact on the natural Sonoran desert in this area. All homes will be limited to one story and the ESLO building height limit of 24 feet above the natural grade of the lot.

Stoneman Trail is proposed to be a gated community with the primary entrance on Windmill Road along the alignment of the historic Stoneman Trail, for which the project is named. This historic trail, which is one of the remaining segments of the trail that connected Fort Whipple in Prescott to Fort McDowell in the 1800's, has had a number of names over the years, the most memorable of which is Stoneman Trail. Windmill Road is a minor collector with access to Stagecoach Pass Road, the major collector in the area. Internal circulation is provided by two cul-de-sacs with flag lot driveways designed to reduce development impacts and allow a lot arrangement that meets both the letter and intent of ESLO. A 20' right-of-way is being dedicated along the south property line to provide access to properties to the south. A homeowners association will maintain common areas and the private street.

The proposed site plan was developed by walking the property and identifying areas most suitable for development and most appropriate for preservation based on the presence of important natural features. Development envelopes, which meet the 30' minimum setback, were sited in a manner that best preserves the character of the site by minimizing disturbance of the local washes, major vegetation and regional views. NAOS buffers are provided between each envelope within the Stoneman trail neighborhood as well as along all perimeter edges. This results in undisturbed, natural buffers along Stagecoach Pass and Windmill Roads as well as between the proposed development and neighboring homesites to the east and west.

Lot lines in Stoneman Trail were intentionally staggered with adjacent lots to provide open view corridors between homes in the adjoining neighborhoods, and building setbacks along the west boundary match the 60' setbacks of the adjacent R1-70 properties. Disturbance of the three washes was minimized through the use of "flag lots," which reduces the extent of utility and street impacts. The envelope siting will also reinforce one of the main goals of the latest ESLO amendments, to prohibit the use of traditional perimeter subdivision walls. Walls will only be constructed within or on the designated development envelope for each custom homesite. No amended development standards are required to implement this plan, with the exception of allowing flag lots. Further refinement of site plan details will occur during the preliminary plat phase of the project. The preliminary plat and site amenities [gates, project monumentation, revegetation program, etc.) will be submitted for Development Review Board approval.

Original development proposals for the property ranged from R1-35 ESL with 18 lots, apparently by a prior potential purchaser, to the first Stoneman Trail proposal for R1-43 ESL with 15 lots. After discussions with neighboring owners and an open house meeting, the current revised plan was developed. In response to concerns about lot sizes and density, only 13 lots averaging 57,000 square feet, a transitional size between R1-43 and R1-70, are being proposed. Design Guidelines are being drafted to assure that there will be upscale, architecturally compatible custom home designs that are appropriate to the desert character of the area. The Stoneman Trail design team will continue working with neighbors to address concerns in order to bring forward the highest quality sensitively designed community that will be a welcomed neighbor enhancing the appeal of the entire area. The attached Design Guidelines Preliminary Outline is being provided to demonstrate the standards that will be created to assure high quality of architectural and site design.

Stoneman Trail - Residential Design Guidelines

Preliminary Outline – 06/10/05

I. INTRODUCTION

- A. Project Vision & Design Philosophy
- B. Builder / Designer Pre-qualification Requirements

II. SITE DEVELOPMENT GUIDELINES

- A. Character Zones
 - 1. Natural Area
 - 2. Transitional Area
 - 3. Private Area
- B. Development Envelope
- C. Site Grading
- D. Cuts and Fills
- E. Local Site Drainage
- F. Existing Vegetation
- G. Driveways & Utilities

III. ARCHITECTURAL DESIGN

- A. Architectural Character
- B. Home Size – Maximum / Minimum
- C. Building Height
- D. Massing
- E. Building Materials
 - 1. Exterior Walls
 - 2. Roofs
 - 3. Windows and Doors
- F. Chimneys and Chimney Caps
- G. Decks, Balconies and Exterior Staircases
- H. Guest Houses Accessory Buildings
- I. Garages
- J. Architectural Lighting
- K. Miscellaneous

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Stoneman Trail - Residential Design Guidelines

Preliminary Outline - 06/10/05

IV. LANDSCAPE & REVEGETATION REQUIREMENTS

- A. Landscape Design Philosophy
- B. Landscape Zones
 - 1. Natural Area Criteria
 - 2. Transitional Area Criteria
 - 3. Private Area Criteria
- C. General Landscape Requirements
 - 1. Decomposed Granite
 - 2. Boulders and Rip-Rap
 - 3. Landscape Grading
 - 4. Landscape Lighting
 - 5. Irrigation Requirements
 - 6. Walls and Fences
 - 7. Pools and Water Features
 - 8. Hardscape [Outdoor fireplaces, barbeques, patios, etc.]
 - 9. Approved Plant List
 - 10. Prohibited Plant List
 - 11. Hydro-seeding
 - 12. Maintenance

V. DESIGN REVIEW PROCEDURES

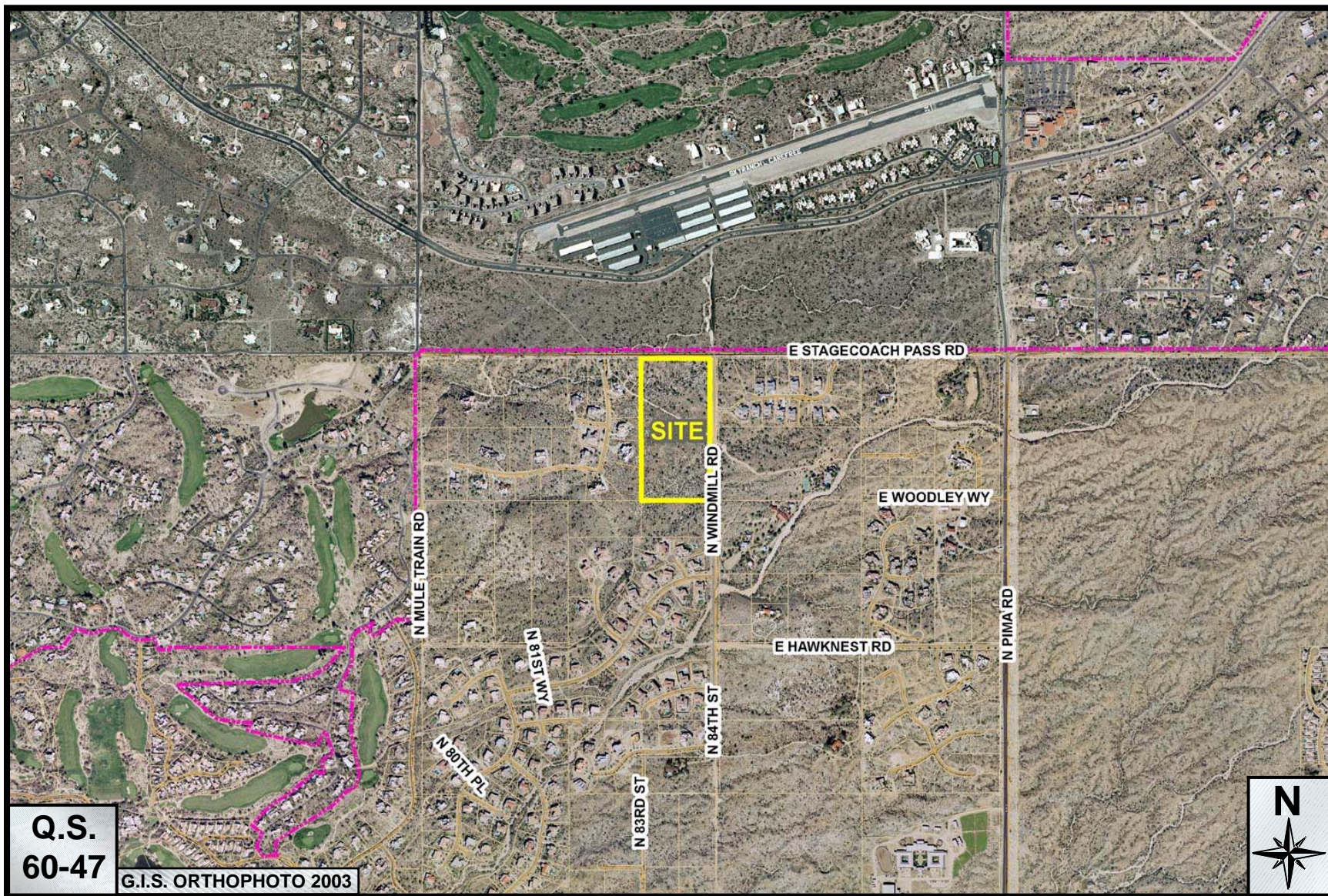
- A. Introduction
- B. Pre-design Conference
- C. Preliminary Submittal
- D. Final Submittal
- E. Review Process
- F. Preconstruction Meeting
- G. Final Inspection

VI. SUBMITTAL REQUIREMENTS CHECK LIST

- A. Design Review Fees
- B. Preliminary Submittal Check List
- C. Final Submittal Check List

VII. APPLICATIONS

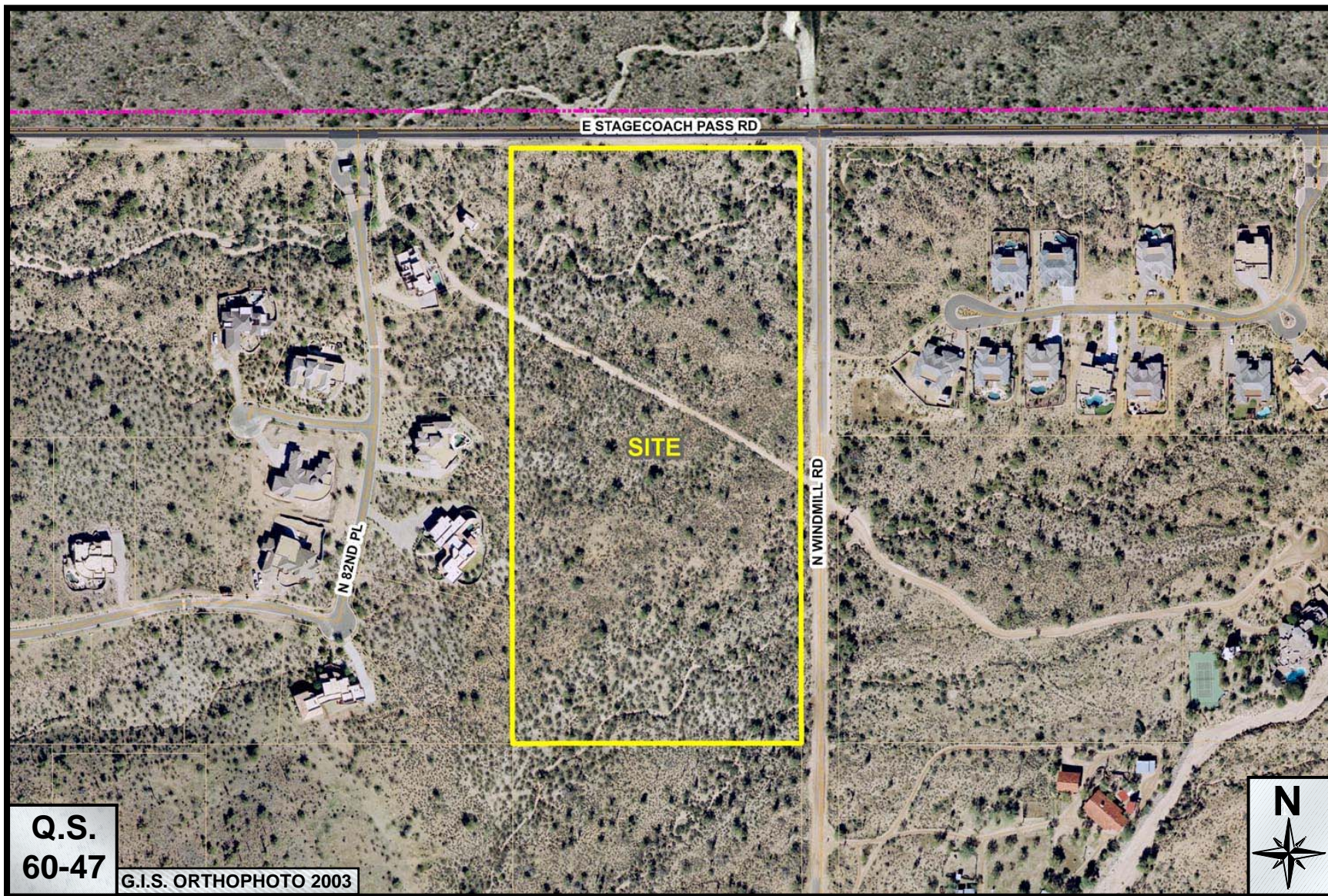
- A. Design Review Application
- B. Modification of Existing Home Application



Stoneman Trail

9-ZN-2005

ATTACHMENT #2

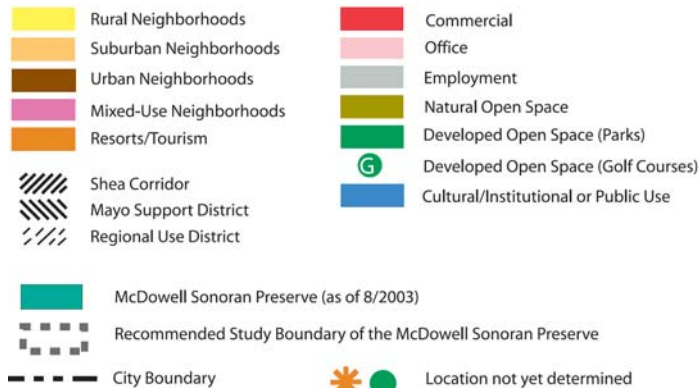


Stoneman Trail

9-ZN-2005

ATTACHMENT #2A

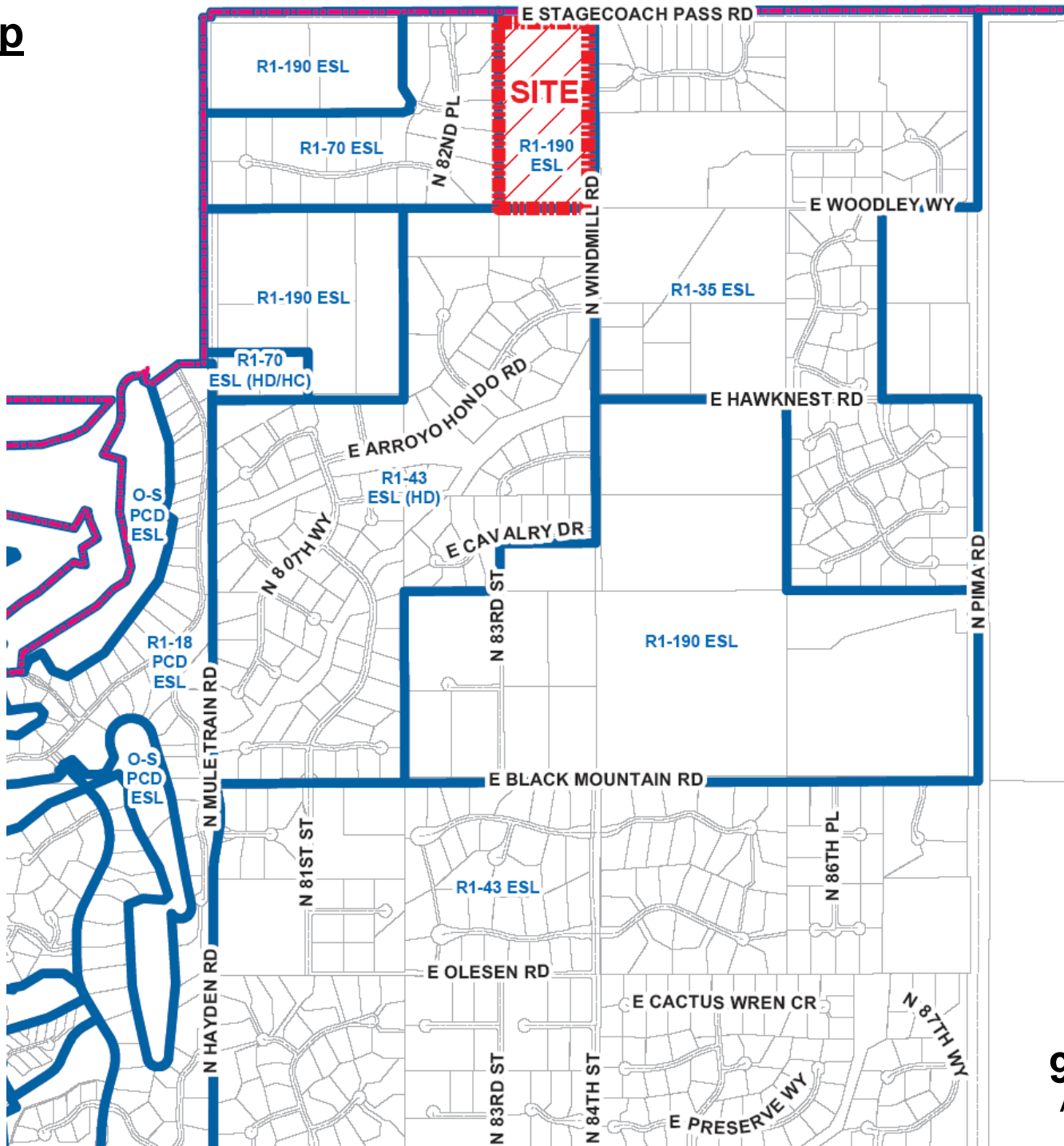
General Plan

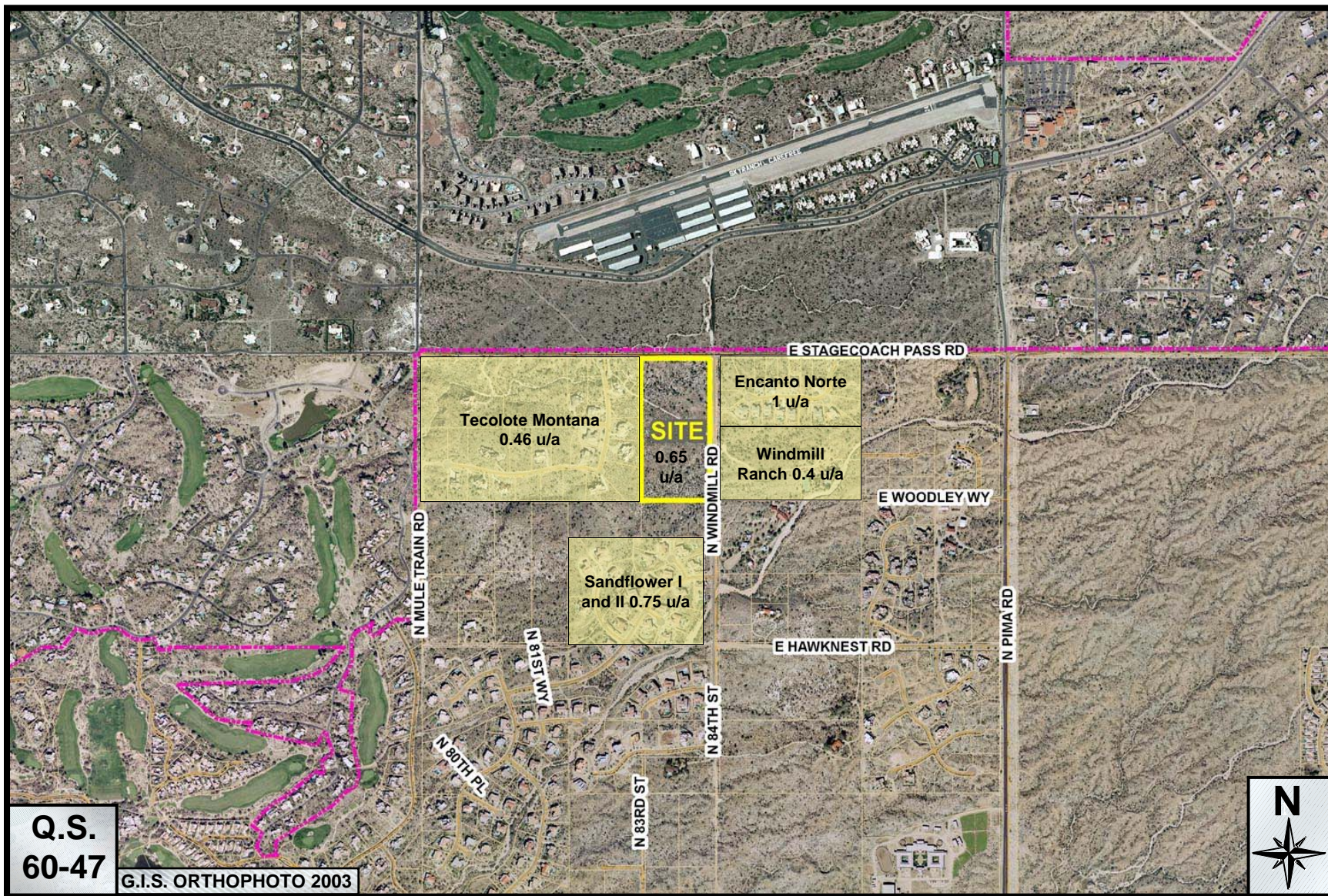


9-ZN-2005
ATTACHMENT #3

Adopted by City Council October 30, 2001
Ratified by Scottsdale voters March 12, 2002
revised to show McDowell Sonoran Preserve as of May 2004
revised to reflect General Plan amendments through June 2004

Zoning Map





Stoneman Trail
Surrounding Subdivision Density

9-ZN-2005

STIPULATIONS FOR CASE 9-ZN-2005

PLANNING AND DEVELOPMENT

1. CONFORMANCE WITH SITE PLAN. All site development shall be in substantial conformance with the site plan with a staff date of May 13, 2005 by Tornow Associates, P.C.
2. DENSITY LIMITATION. The site development density shall not exceed 13 lots.
3. MINIMUM PERIMETER SETBACK REQUIREMENTS. As shown on the site plan with a staff date of May 13, 2005 by Tornow Associates, P.C., the minimum perimeter setbacks shall be as follows:

Lot #	Minimum Perimeter Setback	Lot #	Minimum Perimeter Setback
1	40 feet (east)	9	80 feet (west)
4	50 feet (east) 40 feet (south)	10	60 feet (west)
5	62 feet (south)	11	120 feet (west) 60 feet (north)
6	55 feet (south) 40 feet (west)	12	90 feet (north) 190 feet (east)
7	60 feet (west)	13	50 feet (east)
8	50 feet (west)		

* Lots 2 and 3 do not have perimeter subdivision lot lines.

4. MILITARY ROAD MARKER. With the construction of site infrastructure and to the satisfaction of City staff, the developer shall install a marker providing historic information about the old military road at the old military road (Stoneman Trail) at its intersection with Windmill Road, as shown on the site plan with a staff date of May 13, 2005 by Tornow Associates, P.C.

5. BUILDING HEIGHT. ALL BUILDINGS ON ALL LOTS AND TRACTS SHALL BE NOT MORE THAN 1 STORY CONSTRUCTION. THE DEVELOPMENT SHALL COMPLY WITH THE ESL ZONING HEIGHT DEVELOPMENT STANDARD OF 24 FEET.

CIRCULATION

1. STREET CONSTRUCTION. Before issuance of any certificate of occupancy for the site, the developer shall dedicate the following right-of-way and construct the following street improvements, in conformance with the Design Standards and Policies Manual:

Street Name/Type	Dedications	Improvements	Notes
Windmill/local collector	40-foot existing half right-of-way.	Half Street – total 28-foot back of curb to back of curb improvements. Left turn lane at the site entrance.	See below.
Stagecoach Pass/major collector	45-foot half right-of-way.	Half street construction.	See below. In-lieu fee required.
New road – south property line	20-foot half right-of-way.		
Internal streets		Full street.	Design to Upper Desert Local Residential Street Cross Section with no sidewalks.

Notes:

- a. The Developer shall coordinate (includes expansion and tapers) the required improvements with the existing half streets along east side of the site at northern end of the property and along the west side of Windmill south of the property, to the satisfaction of City staff.
 - b. The streets for this site shall be designed and constructed to the requirements of the City of Scottsdale ESL Road Design Standards.
 - c. Sidewalks are required for the external streets.
 - d. The new road along the south side of the site shall be designed with a taper at the west side to prevent any dead-end dedication, to the satisfaction of City staff.
 - e. The developer shall also construct left turn lane at site entrance.
2. IN LIEU PAYMENTS. At the direction of city staff, before issuance of any building permit for the site, the developer shall not construct the street improvements specified by the **Notes** in the stipulation above, but shall make an in lieu payment to the city. Before any final plan approval, the developer shall submit an engineer's estimate for plan preparation, design and construction costs of a major collector half street, including 1 lane of pavement with curb and gutter, half median improvements (curb, gutter and landscaping), sidewalk and any required drainage structures. The in lieu payment shall be based on this estimate, plus five percent (5%) contingency cost and other incidental items, as determined by city staff.
6. ACCESS RESTRICTIONS.
- a. Stagecoach Pass - The developer shall dedicate a one-foot wide vehicular non-access easement on this street.
 - b. Windmill Road - The developer shall dedicate a one-foot wide vehicular non-access easement on this street except at the approved street entrance.
 - c. Windmill Road - There shall be a maximum of one site driveway.
 - d. New road south property line – The developer shall dedicate a one-foot wide vehicular non-access easement on the north and northwest side of this street.
3. AUXILIARY LANE CONSTRUCTION. Before issuance of any certificate of occupancy for the site, the developer shall dedicate the necessary right-of-way, as determined by city staff, and construct right-turn deceleration lane(s) at the site entrance on Stagecoach Pass, in conformance with the Design Standards and Policies Manual.
4. PRIVATE STREET CONSTRUCTION. All private streets shall be constructed to full public street standards, except equivalent construction materials or wider cross-sections may be approved by city staff. In addition, all private streets shall conform to the following requirements:

- a. No internal private streets shall be incorporated into the city's public street system at a future date unless they are constructed, inspected, maintained and approved in conformance with the city's public street standards. Before any lot is sold, the developer shall record a notice satisfactory to city staff indicating that the private streets shall not be maintained by the city.
- b. Before issuance of any certificate of occupancy for the site, the developer shall post access points to private streets to identify that vehicles are entering a private street system.
- c. Secured access shall be provided on private streets only. The developer shall locate security gates a minimum of 75 feet from the back of curb to the intersecting street. The developer shall provide a vehicular turn-around between the public street and the security gate.

DRAINAGE AND FLOOD CONTROL

1. STORM WATER STORAGE EASEMENTS. With the Development Review Board submittal, the developer shall submit a site plan subject to city staff approval. The site plan shall include and identify tracts with easements dedicated for the purposes of storm water storage, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.
2. DRAINAGE EASEMENTS. Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all drainage easements necessary to serve the site.

WATER AND WASTEWATER.

1. The developer shall provide all water and wastewater lines and related facilities necessary to serve the site, including any upsizing of facilities.

ADDITIONAL INFORMATION FOR CASE 9-ZN-2005

PLANNING/DEVELOPMENT

1. **DEVELOPMENT CONTINGENCIES.** The developers development program, including intensity, may be changed due to drainage issues, topography, NAOS requirements, and other site planning and engineering concerns which will need to be resolved at the time of preliminary plat approval. The Development Review Board shall approve appropriate design solutions.
2. **DEVELOPMENT REVIEW BOARD.** The City Council directs the Development Review Board's attention to:
 - a. to the treatment of washes and wash crossings,
 - b. wall design,
 - c. the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible and provided a minimal impact with the adjacent uses,
 - d. improvement plans for common open space, common buildings and/or walls, and amenities such as ramadas, landscape buffers on public and/or private property (back-of-curb to right-of-way or access easement line included),
 - e. major stormwater management systems,
 - f. walls adjacent to Vista Corridors, NAOS, and corridors,
 - g. design guidelines submitted by the applicant.
3. **BOULDER AND ROCK OUTCROPS PROTECTION.** The protection and maintenance of boulder and rock outcrops shall be subject to Development Review Board approval.
4. **NATIVE PLANT PRESERVATION.** The owner shall secure a native plant permit as defined in the Scottsdale Revised Code for each parcel. City staff will work with the owner to designate the extent of the survey required within large areas of proposed undisturbed open space. Where excess plant material is anticipated, those plants shall be offered to the public at no cost to the owner in accordance with state law and permit procedure or may be offered for sale.

ENGINEERING

1. **RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE.** The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.
2. **FEES.** The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.
3. **STREET CONSTRUCTION STANDARDS.** The streets for the site shall be designed and constructed to the standards in the Design Standards and Policies Manual.

4. CITY CONTROL OF ACCESS. The city retains the right to modify or void access within city right-of-way. The city's responsibility to promote safe conditions for the traveling public takes precedence over the stipulations above.
3. CONCEPTUAL DRAINAGE REPORT. With the Development Review Board submittal, the developer shall submit a conceptual drainage report and plan subject to city staff approval. The conceptual report and plan shall conform to the Design Standards and Policies Manual - Drainage Report Preparation. In addition, the conceptual drainage report and plan shall:
 - a. Identify all major wash corridors entering and exiting the site, and calculate the peak discharge (100-yr, 6-hr storm event) for a pre- versus post-development discharge comparison of ALL washes which exit the property.
 - b. Determine easement dimensions necessary to accommodate design discharges.
 - c. Demonstrate how the storm water storage requirement is satisfied, indicating the location, volume and drainage area of all storage.
 - d. Include flood zone information to establish the basis for determining finish floor elevations in conformance with the Scottsdale Revised Code.
 - e. Include a complete description of requirements relating to project phasing.
4. FINAL DRAINAGE REPORT. With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a final drainage report and plan subject to city staff approval. The final drainage report and plan shall conform to the Design Standards and Policies Manual – Drainage Report and Preparation.
5. STORM WATER STORAGE REQUIREMENT. Before improvement plan approval, the developer shall submit a final drainage report and plan which calculates the storm water storage volume required, V_r , and the volume provided, V_p , using the 100-year, 2-hour storm event.

5.
VERIFICATION OF COMPLIANCE

1. REQUIRED SPECIAL INSPECTIONS. Before the approval of the improvement plans, the Project Quality/Compliance Division staff shall specify those drainage facilities that shall be required to have Special Inspections. See Section 2-109 of the Design Standards and Policies Manual for more information on this process.
2. CONDITION FOR ISSUANCE OF GRADING & DRAINAGE PERMIT. Before the issuance of a Grading & Drainage Permit:
 - a. The developer shall certify to the Project Quality/Compliance Division, that it has retained an Inspecting Engineer by completing Part I (Project Information) and Part II (Owner's Notification of Special Inspection) of the Certificate of Special Inspection of Drainage Facilities (CSIDF); and,
 - b. The Inspecting Engineer shall seal, sign and date Part III (Certificate of Responsibility) of the CSIDF.
3. CONDITION FOR ISSUANCE OF CERTIFICATE OF OCCUPANCY AND/OR LETTER OF ACCEPTANCE. Before the issuance of a Certificate of Occupancy and/or a Letter of Acceptance:
 - a. The Inspecting Engineer shall seal, sign and date the Certificate of Compliance form.
 - b. The developer shall submit all required Special Inspection Checklists and the completed Certificate of Compliance form to the Inspection Services Division. The Certificate of

Compliance form shall be sealed, signed and dated by the Inspecting Engineer, and shall be attached to all required Special Inspection Checklists completed by the Inspecting Engineer.

4. AS-BUILT PLANS. City staff may at any time request the developer to submit As-built plans to the Inspection Services Division. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins and underground storm water storage tanks, bridges as determined by city staff.

WATER

1. BASIS OF DESIGN REPORT (WATER). Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a basis of design report and plan subject to Water Resources Department approval. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
 - a. Identify the location, size, condition and availability of existing water lines and water related facilities such as water valves, water services, fire hydrants, back-flow prevention structures, etc.
 - b. Identify the timing of and parties responsible for construction of all water facilities.
 - c. Include a complete description of requirements relating to project phasing.
2. APPROVED BASIS OF DESIGN REPORT. Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall have obtained approval of the Basis of Design Report.
3. NEW WATER FACILITIES. Before the issuance of Letters of Acceptance by the Inspection Services Division, the developer shall provide all water lines and water related facilities necessary to serve the site. Water line and water related facilities shall conform to the city Water System Master Plan.
4. WATERLINE EASEMENTS. Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code the Design Standards and Policies Manual, all water easements necessary to serve the site.

WASTEWATER

1. BASIS OF DESIGN REPORT (SANITARY SEWER).). Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a basis of design report and plan subject to Water Resources Department approval. The basis of design report shall be in conformance with the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
 - a. Identify the location of, the size, condition and availability of existing sanitary sewer lines and wastewater related facilities.
 - b. Identify the timing of and parties responsible for construction of all sanitary sewer facilities.
 - c. Include a complete description of requirements relating to project phasing.
2. APPROVED BASIS OF DESIGN REPORT. Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall have obtained approval of the Basis of Design Report.

3. NEW WASTEWATER FACILITIES. Before the issuance of Letters of Acceptance by the Inspection Services Division, the developer shall provide all sanitary sewer lines and wastewater related facilities necessary to serve the site. Sanitary sewer lines and wastewater related facilities shall conform to the city Wastewater System Master Plan.
4. SANITARY SEWER EASEMENTS. Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all sewer easements necessary to serve the site.

OTHER REQUIREMENTS

1. ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS. All construction activities that disturb five or more acres, or less than five acres if the site is a part of a greater common plan, shall obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for Construction Activities. [NOI forms are available in the City of Scottsdale One Stop Shop, 7447 East Indian School Road, Suite 100. Contact Region 9 of the U.S. Environmental Protection Agency at 415-744-1500, and the Arizona Department of Environmental Quality at 602-207-4574 or at web site <http://www.epa.gov/region>.

The developer shall:

- a. Submit a completed Notice of Intent (NOI) to the EPA.
 - b. Submit a completed Storm Water Pollution Prevention Plan (SWPPP) to the EPA.
2. NOTICE OF INTENT (NOI). With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a copy of the NOI.
 3. SECTION 404 PERMITS. With the improvement plan submittal to the Project Quality/Compliance Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]
 4. DUST CONTROL PERMITS. Before commencing grading on sites 1/10 acre or larger, the developer shall have obtained a Dust Control Permit (earth moving equipment permit) from Maricopa County Division of Air Pollution Control. Call the county 602-507-6727 for fees and application information.
 5. UTILITY CONFLICT COORDINATION. With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a signed No Conflict form (not required for city owned utilities) from every affected utility company.
 6. ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY REQUIREMENTS (ADEQ). The developer shall be responsible for conformance with ADEQ regulations and requirements for submittals, approvals, and notifications. The developer shall demonstrate compliance with Engineering Bulletin #10 Guidelines for the Construction of Water Systems, and Engineering Bulletin #11 Minimum Requirements for Design, Submission of Plans, and Specifications of Sewerage Works, published by the ADEQ. In addition:
 - a. Before approval of final improvement plans by the Project Quality/Compliance Division, the developer shall submit a cover sheet for the final improvement plans with a completed signature and date of approval from the Maricopa County Environmental Services Department (MCESD).

- b. Before issuance of encroachment permits by city staff, the developer shall provide evidence to city staff that a Certificate of Approval to Construct Water and/or Wastewater Systems has been submitted to the MCESD. This evidence shall be on a document developed and date stamped by the MCESD staff.
- c. Before commencing construction, the developer shall submit evidence to city staff that Notification of Starting Construction has been submitted to the MCESD. This evidence shall be on a document developed and date stamped by the MCESD staff.
- d. Before acceptance of improvements by the city Inspection Services Division, the developer shall submit a Certificate of Approval of Construction signed by the MCESD and a copy of the As-Built drawings.
 - (1). Before issuance of Letters of Acceptance by the city Inspection Services Division, the developer shall:
 - (2). Provide to the MCESD, As-Built drawings for the water and/or sanitary sewer lines and all related facilities, subject to approval by the MCESD staff, and to city staff, a copy of the approved As-Built drawings and/or a Certification of As-Built, as issued by the MCESD.
 - (3). Provide to the MCESD a copy of the Engineers Certificate of Completion with all test results, analysis results, and calculations, as indicated on the form.
 - (4). Provide to the MCESD a copy of the Request for Certificate of Approval of Construction of water and/or sanitary sewer lines with all appropriate quantities.
 - (5). Provide the city Inspection Services Division a copy of the Certificate of Approval of Construction, as issued by the MCESD.

Stoneman Trail

9-ZN-2005

Attachment #8 Community Involvement

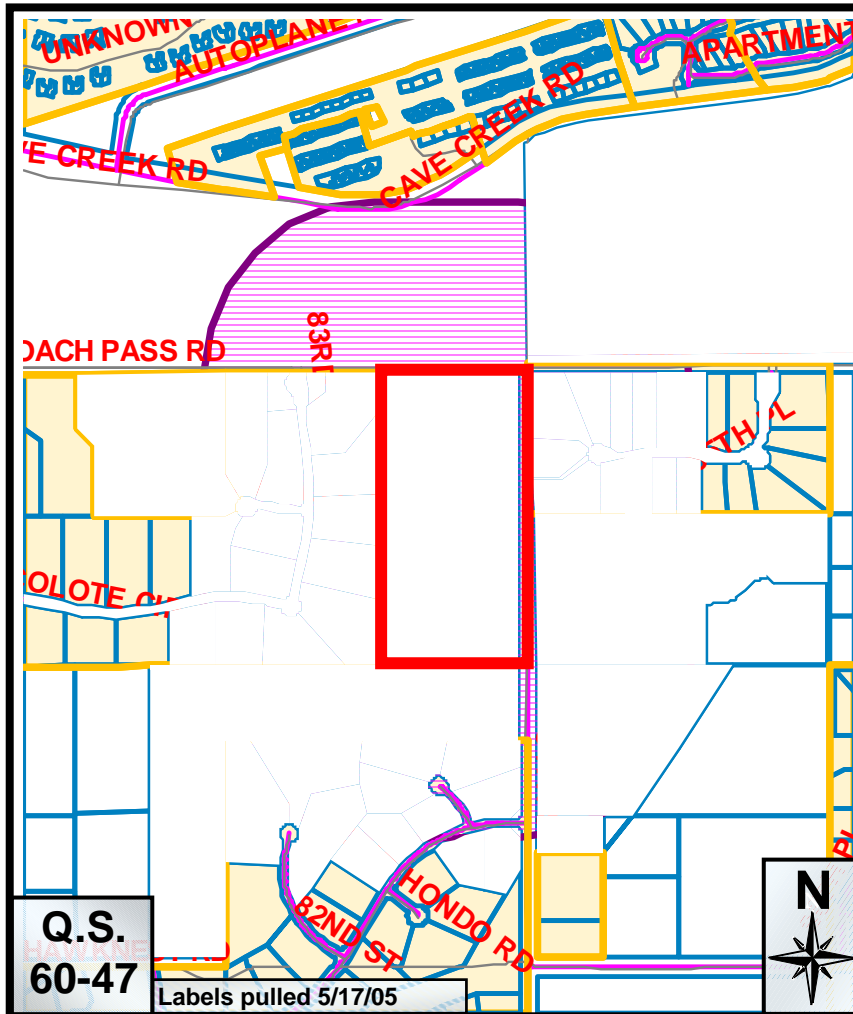
The above attachment is on file at the City of
Scottsdale Current Planning office,
7447 E Indian School Road, Suite 105.

Stoneman Trail
9-ZN-2005

Attachment #9 Correspondence

The above attachment is on file at the City of
Scottsdale Current Planning office,
7447 E Indian School Road, Suite 105.

City Notifications – Mailing List Selection Map



Map Legend:



Site Boundary



Properties within 750-feet

Additional Notifications:

- Interested Parties
- Desert Property Owners Association
- Friends of the Scenic Drive
- Sand Flower Community Association

Stoneman Trail

9-ZN-2005

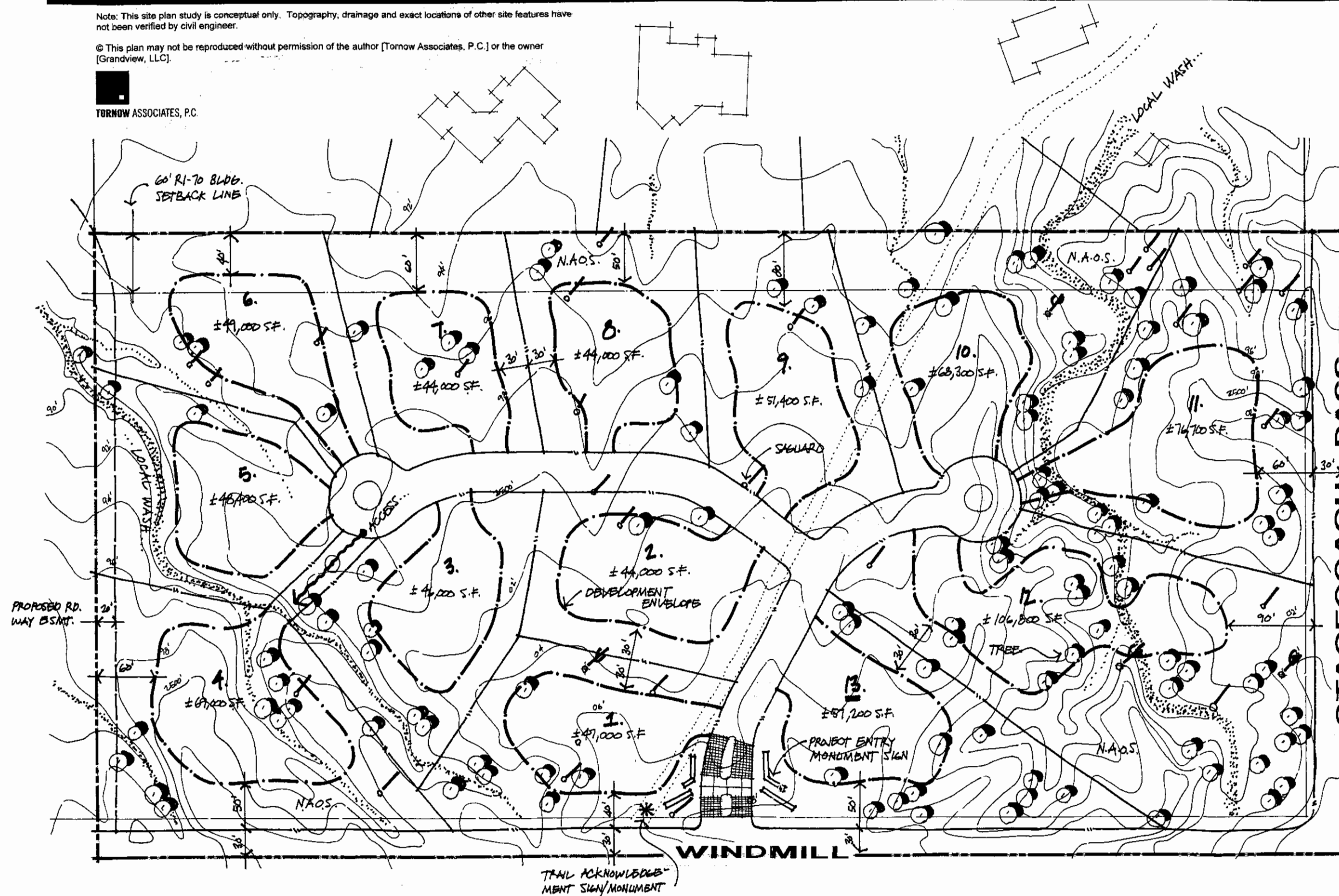
ATTACHMENT #10

Note: This site plan study is conceptual only. Topography, drainage and exact locations of other site features have not been verified by civil engineer.

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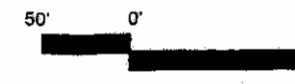
TORNOW ASSOCIATES, P.C.



Summary:

- R1-43 E.S.L. (PROPOSED)
43,000 S.F. MIN. LOT SIZE
150' MIN. LOT WIDTH
- 24' MAX. HEIGHT
- 13 LOTS \approx 0.65 UN/AC.
- N.A.O.S. REQ'D \approx 25-30%

stoneman trail



05/12/05

ATTACHMENT #11

9-ZN-2005
5-13-05